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A SHORT
REPLY
TO THE
Falshood and Slander

PUBLISHED AGAINST

Dr. ANDREW,

By Mr. PITFIELD, and his Witnesfes.



EXETER:

Printed by J. SPENCER, in Gandy's Lane.

M.DCC.LXI.

A SHORT

REPLY

TO THE

Ballroom and Chamber

PUBLISHED AGAINST

W. A. V. D. R. E. W.

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1853

W. A. V. D. R. E. W.



A short REPLY, &c.

MR. *Pitfield* having continued, with amazing Zeal and indefatigable Industry, during a Course of full eighteen Months, to cast Reflections on my Conduct without the least Cause or Provocation; the following short Tract, it is imagin'd will set the Dispute in a clear Light, and sufficiently vindicate my Character.

This Gentleman having a Leasehold Estate, which had been an Incumbrance to him many Years, desired me to purchase it, for an Annuity to be paid Quarterly, during his own, and his Sister *Molly's* Life, and by Way of Inducement for me to become a Purchaser on such disagreeable Terms, he assured me that he verily believed, his Sister would not live a Year, and proposing Mr. *Chapple* as a proper Person to settle the Annuity, he supplied me with some Materials to be sent to him.

Mr. *Pitfield* having acquainted me, that he never made more than 34, or 35 *l.* clear Income of his Estate, any one Year during Seventeen Years, and frequently much less. I thought I should be free from Censure, in

giving Mr. *Chapple* the following Account of the Rent and Outgoings, on which he was to form his Calculation; and I added at the same Time, as Mr. *Chapple* acknowledges, that it was the best I could get, and begged him to correct any Errors that there might be in it.

	£.	s.	d.
" The Land lett, exclusively } " of the House, for ———	50	0	0
" The House and Gardens lett for	11	0	0
	61	0	0

" *The OUTGOINGS.*

" The High Rent —	2	15	0
" The Land Tax —	5	14	4
" Church and Constables Rates	1	0	0
" The Tythes — —	5	5	0
" The Repairs of Houses and } " Walls — — —	6	0	0
" The Poor Rates —	5	0	0
" The Insurance Money —	1	0	0
	26	14	4

" Add to the above, Herriot, (*viz.*) 5*l.*
" or the Best Beast.

" It is to be observed, that tho' the Land
" is lett for 50*l.* per Ann. as the Orchards
" (tho' valued in 21*l.* per Ann.) produce
" very few Apples, the Tenant has never
" been able to make the Rent, within Five or
" Six Pounds, and as the House may frequently
lie

“ *lie vacant*, a considerable Abatement ought
 “ to be made in the Rent.

“ 2. The clear Annual Rent, well secured,
 “ that may safely be given during the Lives
 “ of two Persons of 51 and 52 Years of
 “ Age?”

Mr. *Pitfield* says, “ Every Article of the
 “ Outgoings is false, and above the real Va-
 “ lue, and that therefore I intended to *cheat*
 “ *him*.”

The first Article is charged 7s. 6d. $\frac{1}{2}$ too
 high.

The two following, as appears by Mr. *Pit-
 field*’s Papers, and his own Confession, are
 exactly right.

In the Article of Tythes, I charge 5 Gui-
 neas, instead of 5*l*.

The Articles of Repairs and Poor Rates,
 are, from their own Natures, uncertain; but
 by Witnesses of undoubted Credit, I prov’d,
 at the Reference, that they are charged too
 low.

The Insurance-Money Mr. *Pitfield* agreed
 to pay, and no one would think 1*l*. too much.

I charge but one Best Beast, whereas there
 must be two, and there may be four, as this
 Estate consists of two Tenements.

The Account of the Orchards was given
 me by Mr. *Pitfield*’s own Tenant, as I proved
 at the Reference.

Moreover I reckon the Lives to be only of
 the Ages of 51 and 52; whereas at that Time
 one

one was 53, and the other 55. This Article, as well as the preceding, concerning the Herriot, is greatly in Mr. *Pitfield's* Favour.

The House and Gardens are said to be lett for 11 *l.* per Ann. instead of 13 *l.* but this was proved at the Reference to be in Mr. *Pitfield's* Favour, as it is better to pay 26 *l.* out of 61 *l.* than 28 *l.* out of 63 *l.* the Outgoings being always more certain than the Income; and Sum Total of the clear Income being right, no Intention of Fraud can be prov'd by this Representation.

Mr. *Pitfield* unwarily confessed to the Rev. Mr. *Wright*, of *Barum*, Jan. 2, 1761, (after persisting in the contrary full sixteen Months) and he owned the same to the Referees, that he had told me "That he never made more than 34 " or 35 *l.* per Ann. of his Estate." My own Account, as delivered to Mr. *Chapple*, agreeing entirely in the clear Income, with the Account that Mr. *Pitfield* gave me, will any Man of common Sense and Candour, say, I intended to commit a Fraud? and especially as the two Articles of the Best Beasts, and Lives, are charged so much in Mr. *Pitfield's* Favour. By the same Argument that Mr. *Pitfield* proves that *I intended to cheat him*, he proves that *he intended to cheat himself*.

In Consequence of the above Instructions, Mr. *Chapple* gave me the following Calculation, which I delivered to Mr. *Pitfield* immediately, and said to him at the same Time, which

which he does not deny, that whatever Errors there might be in it, he and I and *Chap-ple* might easily correct.

£. s. d.

“ An Estate consisting of a good	}			
“ Dwelling-House, and Gardens,				
“ lett for 11 £. per Ann. of which				
“ one Third may be reckon'd for				
“ the Gardens and 'tis alledged that				
“ the House being on an Average		7	6	8
“ vacant as much Time as 'tis tenanted,				
“ the other two Thirds must				
“ be considered as only one Third:				
“ So two Thirds of 11 £. a Year,				
“ supposed, viz.				
“ And also of about 34 Acres	}	50	0	0
“ of Land, lett for ———				

“ In all 57. 6 8

“ This is by Dr. *Andrew's* Account, subject to the following Outgoings, viz.

“ The Convent. Rent — —	2	15	0
“ Land Tax — — —	5	14	4
“ Church and Constable's Rates	1	0	0
“ Tythes — — — —	5	5	0
“ Repairs of Houses and Walls	6	0	0
“ Poor Rates — — —	5	0	0
“ Insurance Money — — —	1	0	0
	<u>26</u>	<u>14</u>	<u>4</u>

“ Besides

“ Besides two Herriots, or B. B. or 5 *l.*
 “ each.

“ Q. The Value of this Estate for two
 “ Lives, aged 51 and 52? And also what
 “ Annuity for the same Lives, well secured,
 “ will be equivalent to it?

“ First, as to the Value of the Estate itself;
 “ and, here having already allowed for the
 “ Chance of Vacancy of the House, it must
 “ not be allowed for again in the Rate of In-
 “ terest; but the whole 57 *l.* 6 *s.* 8*d.* compu-
 “ ted at one and the same Rate, viz. five per
 “ Cent. and the Outgoings at four per Cent.

“ 57 <i>l.</i> 6 <i>s.</i> 8 <i>d.</i> a Year for two	} 745 6 8
“ Lives aged 51 and 52, is at five	
“ per Cent. worth 13 Years Value	
“ Deduct, 26 <i>l.</i> 14 <i>s.</i> 4 <i>d.</i> a	} 387 7 10
“ Year for two Lives four per Ct.	
“ at 14 and a Half Years Value	

“ Value of the two Lives —	357 18 10
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“ It must also be considered, that
 “ the Herriots, when payable,
 “ may amount to 15 *l.* the Lord
 “ having the Choice of the B. B.
 “ instead of the Money: Now
 “ it is certain that the Herriots
 “ must be paid on the Death of
 “ the Survivor of the two Lives,
 “ and if the first named in the
 “ Lease

" Lease die first of the two, which
 " it is near an equal Chance
 " with the others dying first, the
 " Herriots will likewise become
 " due; so that there is half a
 " Chance for this: They must
 " therefore be consider'd as half
 " of 15 l. (viz. 7 l. 10 s.) payable
 " upon an even Wager 16 Years
 " hence, (for that is the Expec-
 " tation of a Life of 51 and half,)
 " and 15 l. payable 21 1-3d Years
 " hence, this last being the Ex-
 " pectation, or Number of Years,
 " due to the longest of the two.

8 14 7

" Now the present
 " Value of 7 l. 10 s. pay-
 " able 16 Years hence,
 " discounting at 5 per
 " Cent. is ——— 3 8 8

" And the present Va-
 " lue of 15 l. payable 21
 " 1-3d Years hence, is
 " (at the same Rate) 5 5 11

" So to be deducted
 " on this Account 8 14 7
 " Which reduces the Value of }
 the Estate to - - } 349 4 3

" Call it 350 l. and it now remains, that
 " we enquire what Annuity 350 l. will pur-
 " chase for the Lives abovementioned; which
 " Annuity being to be well secured, the Pur-
 chafer

“ chaser may be content with 4 per Cent.
 “ Compound Interest for his Money.

“ Now a clear Annuity for those Lives, is
 “ at 4 per Cent. worth 14 $\frac{1}{2}$ Years Pur-
 “ chase, as above observed, therefore, 350 l.
 “ divided by 14 $\frac{1}{2}$, which gives 24 l. 2s. 9d.
 “ is the Annuity required.

“ All this is on a Supposition, that the
 “ yearly Rent, and Outgoings, are truly re-
 “ presented above; but Dr. *Andrew* observes,
 “ that tho’ 50 l. per Ann. is given for the
 “ Ground, the Decay of the Orchards, (which
 “ are valued in 21 l. thereof,) renders its real
 “ Value 5 or 6 l. per Ann. less, and, that the
 “ Tenant complains he cannot make more
 “ than 45 l. thereof: If so, this reduces the
 “ Value of the Estate to 285 l. only, the Out-
 “ goings being supposed the same as before,
 “ and the Annuity to no more than 21 l. 2s. 2d.
 “ Note, if the Outgoings, were but 20 l.
 “ yearly, and the rest as above, the Value of
 “ the Estate would be 446 l. and the An-
 “ nuity 33 l.”

This is the Calculation that Mr. *Tremlett* said, “ was found to be accurate by the Re-
 “ ferees,” but which I say was partly *unin-*
telligible, and partly *inaccurate*, and which, as
 such, I said should not stand, the Moment
 Mr. *Pitfield* objected to it.

The Inaccuracy, as well as Absurdity of this
 Calculation, will appear very evident, to any
 one that will consider it. Will Mr. *Chapple*,
 dare affirm, that an Estate of 57 l. 6 s. 8 d. per
 Ann.

Ann. held for two Lives, of 51 and 52, is worth no more than 350 *l.*?

He says 350 *l.* will purchase for the above Lives, an Annuity only of 24 *l.* 2s. 9*d.* but that 446 *l.* will purchase one of 33 *l.* for the said Lives; consequently 96 *l.* being the Difference between 350 and 446 *l.* will purchase an Annuity of near 9 *l.* per Ann. which is little more than 10 Years Purchase; but Mr. *Chapple* allows, that the Lives ought to be reckoned at 14 one half.

From this Calculation, and some others of the same Kind, Mr. *J——y*, pronounced Mr. *Chapple*, “A Blundering Calculator, and by “no Means fit to be confided in,” and advised Mr. *Pitfield* to sell his Estate, (according to common Sense,) and not to be guided by such Enigmatical, confused Jargon, which was unintelligible to him.

About the End of *September* 1759, when I mentioned to Mr. *Chapple*, the Reflections that Mr. *J——* had cast on his Calculation, all he replied, was, “The Counsellor ought “not to be so severe upon me, considering “when I made it, I was but just got up from “a long Illness, and was then scarce able to “hold my Pen.” Much the same he said to Mr. *Dicker*, who has given the following Attestation in Writing.

“Meeting Mr. *Chapple* in *Goldsmith's Lane*, about the Time of the Dispute between Dr. *Andrew* and Mr. *Pitfield*, “he said to me, he was out of Order, and
B 2 “scarce

“ scarce knew what he did, at the Time of
 “ his making the Calculation, as I under-
 “ stood him. I desired him to stop, that I
 “ might have some further Conversation with
 “ him; but he said he was in Haste, and I saw
 “ a Man or two with him.

“ WILLIAM DICKER.”

If Mr. *Chapple*, had continued to behave with the same Candour, there would in all Probability, have been no Dispute, between Mr. P—— and me; but as his Calculation had been censured, he was resolved to defend it at all Events; and being conscious that he could not *defend* it, by the Directions I gave him in Writing, affirm'd that I told him, “ The House had been vacant half the Time,” which I absolutely deny, and he confutes himself, by acknowledging before the Referees, that I only say in the Paper I gave him, “ That the House may lie vacant.” Is it credible, that I should give *verbal*, and *written Directions*, that are so contradictory? Had that been really the Case, surely, I should have erased the Article, in which I say, “ The “ House may lie vacant,” lest Mr. *Chapple* might have been deceived by it: As a further Confirmation of the above, I here give an exact Copy of Mr. *Chapple's* Letter to me.

.. To

“ To Dr. ANDREW,

“ October, 14, 1759.

“ SIR,

“ **T**HE inclosed is the Paper you left
“ with me, when you gave me the
“ Directions about the Valuation, which
“ is all the Papers of Your's, that I have re-
“ lating thereto.

“ I am, Sir,

“ Your most humble Servant,

“ WILLIAM CHAPPLE.”

This Letter was sent to me, 33 Days after Mr. P—— had raised the Clamour about Mr. Chapple's Calculation, and had called him a partial unjust Fellow, (or to that Effect,) so that if I had really given Mr. Chapple, any Direction contradictory to those that were contained in my Paper, he would certainly have given me some Hint of it in his Letter. This Calculation of Mr. Chapple's I said should not stand, the Moment Mr. P—— objected against it, and begg'd it might be reconsidered.

Here seems to be the Capital Crime, which was wilfully committed by Mr. P——, who instead of remonstrating the Affair over with Mr.

Mr. *Chapple* and me, which surely he ought to have done, away goes he to Mr. *J—*, who, advises him, contrary to the Dictates of Honour, and Conscience, to break the Bargain.

This I should not assert, in such a peremptory Manner, if I had not heard it from the Counsellor's own Mouth, *September 13, 1759*, about eight in the Evening; when he plentifully abused Mr. *Chapple*, for being a most Blundering Calculator, as he knew from *repeated* Experience. If this is misrepresented, Mr. *P—* who was present, will contradict it.

Mr. *P—* came to my House, an Hour after the Counsellor had finished his Abuse, and said, (or by his Complaisant Deportment seemed to say) “ Let not you and I, who have
“ been Friends so long, quarrel for a Trifle,
“ I am come to give you *fresh Materials* to be
“ sent to *Chapple*, for a new Calculation,” and, accordingly dictated every Article relating to the Rent, and Outgoings, contained in a Paper sent by our mutual Agreement to Mr. *Chapple*; of which, the following is an exact Copy.

“ To Mr. CHAPPLE,

“ An House lett for ———	13	0	0
“ per Ann. belonging to an Estate			
“ lett for ——— ———	50	0	0
Total	63	0	0
	“ Outgoings.		

" O U T G O I N G S .

	£.	s.	d.
" Convent. Rent ———	2	6	0
" Land Tax ——— ———	5	14	4
" Church Rates, &c. — —	1	0	0
" Tythes ——— ———	5	0	0
" Repairs of Houses and Walls	5	0	0
" Poor Rates — — —	4	0	0
" Insurance Money — —	0	15	0

Sept. 13, 1759.

23 15 4

" S I R,

" I Was mistaken in some of the Articles
 " relating to Mr. *Pitfield's* House and
 " Estate, and therefore, I must beg the Fa-
 " vour of you to let me know, how much
 " must be given for it (clear of all Deduc-
 " tions) annually, according to the above
 " Representation; at the same Time, you will
 " be so good also, to say, how much must be
 " given for a Life, on the above Premises,
 " added to two Lives, one of which is 53, the
 " other 52; and, what may be the present
 " Value of these two last Lives; I beg also,
 " to know how much Sir *W*——, would ex-
 " pect for changing the above two Lives.
 " Your Answer to this at your Leisure,
 " will oblige, Sir,

" *Your most humble Servant,*

" JOHN ANDREW."

Mr.

Mr. J—— knew nothing of this Paper, as he told the Referees, which I verily believe; for had he known that I so candidly acknowledged my Mistakes, and was so ready to correct them, he would not have shewn himself such an implacable Enemy, as he appeared at the Reference; moreover, he must have condemned Mr. P—— for Advertising his Estate to be sold, before he had seen Mr. *Chapple's* second Calculation: The Counselor, unfortunately mistook the Character he was to appear in; — he was only called to give his Attestation to the Truth, as a Witness; and, he exerted his usual Talents, as if he had been Pleading at a Quarter-Sessions.

This is the Paper that Mr. *Pitfield*, during three Days, in the Presence of the Referees, and myself, denied *absolutely* that he knew any Thing of, playing on the Word *Fresh*, and insinuating, that the whole was a Forgery, and intended to impose on the worthy Gentlemen, who were so kind as to lend their friendly Mediation, in order to accomodate all Matters in Dispute, between Mr. P—— and myself.

Indeed Mr. P——, was conscious of the Use I should make of this Paper, if I could authenticate it, which made him so strenuously affirm that he knew nothing of it, and, till my Affidavit was produced, he persisted in the above *palpable Falshood*; but then he recollected, that he dictated every Article contained in it. Who would have imagined, that
Mr.

Mr. P——, was capable of acting in a Manner so unworthy of his Character?

Mr. *Chapple* told the Referees, that I insisted on carrying his Calculation into Execution, after two or three trifling Articles had been corrected, and that the whole should not be reconsider'd; but he proved this to be a Mistake, by confessing, that he had received from me the above *fresh Materials* for a new Calculation.— Indeed he did own *ingenuously* that he had forgot the Application I made for a second Calculation, 'till I shewed him the Paper, and convinced him of his Mistake.

Mr. *Jeffery* committed the same Error as Mr. *Chapple*; but he too confuted himself, by acknowledging that he sent Mr. P—— (an Hour after my Conference with him) to my House for *Chapple's* Calculation:— But surely he would not have acted so absurd a Part, if I had assured him, (as he says I did but an Hour before) that I would insist on putting it in Force. Ask Mr. *Jeffery*, if he ever, in the Course of his long and extensive Practice, heard of such a Fool as gave up a Bond to the very Person that was litigating the Validity of it with him: Besides Mr. P. would not have given me Materials for a new Calculation, if what Counsellor *Jeffery* affirmed in his Evidence had been true.

This second Representation of Mr. P——'s, makes the clear Income of his Estate at least five Pounds *per Ann.* more than he ever made

of it, and represents himself and Sister some Years younger than they really were.

This I think clearly proves his Intention to *cheat* me, and is a great Instance of my Candour and Generosity.

That Mr. *Pitfield* did not *believe* I intended to *cheat* him, appears very clearly, by the following Letter.

Sept. 14, 1759.

“ To Dr. ANDREW.

“ S I R,

“ **T**HIS Day I waited on Mr. *Pitfield* at
 “ your Request, when I thought
 “ he had little or no Cause of Complaint a-
 “ gainst you, and especially as he assured me,
 “ that you should have the Preference when-
 “ ever he sold his Estate, which he would
 “ not have said, if he had thought you in-
 “ tended to *cheat* him.

“ I am, &c.

“ WILLIAM DICKER.”

This being said the very Day after Mr. *Jeffery's* Abuse; what could make Mr. *P*— alter his Opinion? He alone can answer this Question, and he does it in the following Manner, which is an Extract from the Notes taken

taken by the Referees:" Soon after the above Transaction, as I was going by *Chapple's* House, his Wife desired me to step in and speak with *Chapple*, who told me he had not slept for several Nights on my Account; and then *Chapple* gave me a Set of Articles of the Disbursements, totally different from those the Dr. had given to me; which Articles are, I apprehend, under *Chapple's* own Hand, and are as follow:—

	£.	s.	d.
" Land-Tax, at 3 s. ———	4	6	3
" Poor Rate (at utmost) —	4	0	0
" Church and Constables Rate } (at utmost) —	0	12	0
" Tythe — — —	5	0	0
" Repairs (at utmost) —	4	10	0
" Head Rent — — —	2	7	5½
	20	15	8½

" Which Account nearly agrees with Mr. *Sarell's* the Reeve, for *Alphington*, made on the Doctor's Application to Mr. *Sarell*."

On this Evidence of Mr. *Sarell*, did Mr. *P*—— principally found his Abuse, as appears, by the following Message delivered to me by Mr. Canon *Snow*, by the Direction of Mr. *P*——, " Mr. *P*—— rests the Issue of the Dispute on Dr. *Andrew's* taking his Oath, that he gave the true and genuine Account of the Outgoings to *Chapple*, as delivered to him by *Pitfield* himself, and

“ Mr. *Sarell*; and has not misrepresented the
 “ Value of the Orchards, as delivered to him
 “ by Mr. *Dicker*.”

In Answer to this, I proved to Mr. *Snow*, by the Testimony of Mr. *Wright*, that as Mr. *P*——’s Account and mine, of the clear Income agreed, I could not misrepresent his Account of the Outgoings: And as to Mr. *Sarell*’s Account, so far was it from agreeing with Mr. *Chappel*’s, that here is a Copy of it, and was such an Imperfect Account, that I flung it into the Chimney, from whence I took it to shew it to Mr. *Snow*.

“ Outgoings of Mr. *Pitfield*’s Estate.

“ Land-Tax, at 4 s.	—	5	15	0
“ Church Rate	—	0	10	8
“ Head-Rent and Capon		2	7	5½
“ Poor Rate	— — —	4	0	0
		12	13	1½

This Fellow, *Tom Sarell*, had really the Baseness to produce at the Reference a Paper of the Outgoings, which he said—“ Was the
 “ exact Copy of the Paper he had given me.”

In Answer to this, I beg Leave to quote the Words of the Referees:—

“ On which the Doctor produced the very
 “ Paper, which *Sarell* delivered to him, and
 “ which he owned to be so, wherein the Re-
 “ pairs and Tythe were not mentioned; and
 that

“ that therefore the above is not a true Copy,
 “ so here is a plain Contradiction.”

My Readers may add to the above Paper
 of *Sarell's*.

			£.	s.	d.	
Tythe	—	—	5	0	0	} 9 0 0
Repairs	—	—	4	0	0	

And they have the Copy of the Paper, which
 Mr. *P——*, says, agrees nearly with Mr.
Chappel's Account;— And was produced as
 much to the Referees.

Such a palpable False-witness as this *Sarell*,
 would have ruined even a good Cause in any
 Court of Justice.

Mr. *Pitfield* upbraiding this Fellow for giv-
 ing such false Testimony:—What Excuse did
 he make?—Why, truly, he told Mr. *Pitfield*,
 “ That I had burnt his Paper,” and that
 therefore, (as I suppose) he might produce as
 a Copy of it, whatever he pleased. Mr. *Pit-*
field with great Spirit mentioned this at the Re-
 ference, in order to prove me a Liar, repeat-
 ing several Times, that I said, I had burnt the
 Paper: whereas, all I said to *Sarell*, was, that
 I had thrown it into the Chimney, and never
 said I had burnt it.

Mr. *Pitfield* flourished away excessively,
 during at least fifteen Months, on the Credit
 of this Fellow's Testimony, and by the Means
 of it, made several Profelytes. How provi-
 dental therefore was it, that I should get his
 Paper, if not out of the Fire, at least, out of
 the

the Ashes!— But enough of this poor ignorant Wretch.

In regard to my Misrepresentation of the Value of the Orchards it is sufficient to quote the following Testimony of Mr. *Dicker's*.—

“ Dr. *Andrew* has represented the Value of
 “ Mr. *Pitfield's* Orchards, exactly as delivered
 “ to him by me : But the Tenant Mr. *Shell-*
 “ *beer*, assured me, that the Estate was too
 “ dear, because the Orchards did not bear in
 “ Proportion to the Number of Acres, or
 “ Words to that Effect ; and upon that Ac-
 “ count he was in an Arrear ; but he said he
 “ had a kind Landlord who permitted him to
 “ pay his Rent as he could.

“ *February 2, 1761.*

“ WILLIAM DICKER.”

Such a satisfactory Answer being given to Mr. *Snow's* Message, I was in hopes Mr. *P.* would have given up the Dispute ; but he still chose to continue it.

Three or four Days after this second Application to Mr. *Chapple* (before any new Calculation could be made) Mr. *P*—— came to my House, and said, “ He would have nothing
 “ to do with *Chapple*, because he was partial
 “ and unjust, and Counsellor *Jeffery* had as-
 “ sured him he used to undervalue Estates
 “ greatly,” and added, which was the sole Reason for his breaking the Bargain, as also for his
 “ Abuse,

Abuse, " that a Gentleman of Fortune had
 " offered him 600 *l.* for his Estate," and he
 knew *Chapple* could hardly make it worth
 500 *l.* by his Method of Calculating. In
 Confirmation of which, I here give the Sub-
 stance of a Calculation he made for this Estate,
 when Mrs. *Ilbert* was about to purchase it,
 and which he sent to me after he had received
 the Materials for a second Calculation.

" January, 1757.

" The Tenements last granted to Mr. *Pit-*
field, and now held by him.

" Note, The Dwelling House	}	12	0	0
" and Gardens, are now lett to				
" Mr. <i>Packer</i> , at —	}	50	0	0
" The Pound House, Barn,				
" Orchards, and Ground, to Mr.				
" <i>Shellibeer</i> , at —				

" Yearly Value as lett	62	0	0
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" All the Outgoings reckon'd at	19	19	8 $\frac{1}{2}$
---------------------------------	----	----	-----------------

" So that the Outgoings are near 20 *l.* a
 " Year payable out of about 63 *l.* a Year, for
 " so much I shall here suppose it, tho' lett
 " for 62 *l.* only, as 1 *l.* may well be allowed
 " for the Value of that Part of the House
 " which Mr. *Pitfield* reserves.

" The Lives now in being, 1757, are,

" Mr. *William Pitfield*, aged about 50

" *Signata* } his Sisters } 54

" *Mary* } } 52

" The

“ The above, as far as it goes, is a Copy
 “ of an Estimate of Mr. *Pitfield's* Tenements
 “ in *Alphington*, drawn up in *January* 1757,
 “ when all three Lives were subsisting; to
 “ which was subjoined a Valuation of his
 “ then Interest therein, which I made to be
 “ about 600*l.* but since that Time his Sister
 “ *Signata* died, and only two Lives remain
 “ on the Estate. How far the above Ac-
 “ count, as to the Repairs yearly, may be
 “ truly estimated, I can't absolutely deter-
 “ mine; but it was the best Account I could
 “ then procure, and reserved it as such
 “ among my Memorandum Papers relating
 “ to that Manor; but *had not found it when*
 “ *I made the late Valuation upon the Supposi-*
 “ *tions therein mentioned.*”

Mr. *P——*, was so well satisfied with this
 Calculation of *Chapple's*, that he often told me,
 Mrs. *Ilbert* should have his Estate for 550*l.*

Upon Perusal of the above, which is a
 faithful Extract from Mr. *Chapple's* Calculati-
 on, the following Observation occur.

If Mr. *Chapple* himself could not estimate
 exactly the Outgoings, much less could I be
 supposed capable of doing it; and therefore
 as the clear Income was right, any slight Er-
 ror that I might commit, ought to have been
 pardoned.

The last Line proves, that Mr. *Chapple*
 had been looking for this Paper, as a Means
 to help him in his Calculation; and conse-
 quently

quently if he had found it, he would have corrected any Error that might have been in my Instructions.

In the third Place it proves, that I had blamed him for letting any Error remain in my Instructions; and that therefore he makes an Apology to me for it.

Moreover it was by my shewing this Paper to some of Mr. *Chapple's* Friends, that he was prevailed on at the Reference to acknowledge, " That he knew it was for Mr. *Pitfield's* Estate, that the Calculation was intended," he having always said before that Time,— " That it might be an Estate in *Utopia*, for what he knew, and was led into Errors by " my Instructions;" as to which, see my Advertisement of *May* 1st.

I must now beg Leave to insert a Quotation from the Notes taken at the Reference :

" Mr. *Dicker* further observed, that in "*Chapple's* Estimate for this very Estate in "*1757*, he makes the House of no Value, as "*the Estate reduced to an Overland of 50l.* "*per Ann.* is of more Value than *Chapple* has "*calculated the whole Estate at; for which,* "*refer to the Calculation made in 1757.* "*And he says, that Scott's Estate bought by* "*the Dr. in Alphington, is valued at 3 l. 4 s.* "*per Ann. less, on Account of the House."*

I here give an Account of my Treaty with Mr. *Scott*, as a full Proof, that Estates in *Alphington* are some Times sunk in their Value, on Account of the Houses.

“ To Dr. ANDREW,

“ *High-Bickington, Jan. 1758.*

“ SIR,

“ I HAD an Account some Time since
 “ from my Daughter, that you had a
 “ Mind to take my Estate in *Alphington*, du-
 “ ring my Wife's Life. By the inclosed, you
 “ will see the yearly Outgoings of the Estate,
 “ and the clear Rent being eighteen Pounds,
 “ for which Sum I will lett it, there being
 “ 3 *l.* 5 *s.* *per Ann.* allowed for Repairs:
 “ I should be glad to know whether you
 “ would be concerned with it or not.

“ *I am, Sir,*

“ *Your most humble Servant,*

“ THOMAS SCOTT.”

The following is an exact Copy of Mr.
Scott's Paper, inclosed in his Letter.

			£.	s.	d.
“ The Estate is now sat for			27	15	0
“ Land-Tax, at 4 <i>s.</i>	}	3	4	8	
“ in the Pound					
“ Poor Rates —		1	17	0	
“ Church Rates —		0	6	9	
“ Conventiary Rent		0	14	8½	
“ Tythe of Mr. <i>Mid-</i>	}	0	7	6	
“ <i>dleton's Field.</i>					
“ Allowance for Re-	}	3	4	4½	
“ pairs. —					
“ Remains clear			—	18	1 0

The

The following Account I had from Mr.
Sarell the Reeve, viz.

“ Account of the yearly Outgoings of Mr.
Scott's Estate.

	£.	s.	d.
“ To the Land-Tax —	1	12	8
“ To the Poor Rate — —	1	16	0
“ To the Church ditto —	0	5	3
“ To the Way Rate — —	0	2	3
“ To the Window-Tax —	0	2	0
“ To the High-Rent —	0	14	8 $\frac{1}{4}$
“ To the Repairs —	2	2	0
	6	14	10 $\frac{1}{4}$

This is a Case exactly parallel to Mr. *Pitfield's*: Whose Account of the Outgoings, ought I to be guided by in my Annuity, by that of Mr. *Scott*, who paid them, or that of Mr. *Sarell*, who made it out by his Imagination?

Why, by Mr. *Scott's*, to be sure, every Man of common Sense will say; and accordingly Mr. *Scott's* I sent to Mr. *Chapple*, with the following Ticket.

“ January 30—58.

“ Dr. *A*—— begs Mr. *C*—— to give his
“ Opinion of Mr. *Scott's* Propofal, and he
“ defires to know how much Sir *W*——

“ would expect for changing Mrs. Scott's
“ Life, and adding two others.”

The following Letter I received from Mr.
Chapple.

“ Jan. 31st, 1758,

“ To Dr. ANDREW,

“ S I R,

“ **I** N Answer to your Quære, relating to
“ Mr. Scott's Estate, I think he has
“ stated the Outgoings very fairly against him-
“ self, for he makes the Poor Rates and Re-
“ pairs, more than in my Survey; from
“ whence I observe, that the whole Outgo-
“ ings yearly upon an Average, are but 7*l.*
“ 13*s.* or at most but 8*l.* tho' Mr. Scott
“ makes them 9*l.* 15*s.* so that there seems
“ no Doubt of the Estate's producing 18*l.*
“ *per Annum.* But this must be no Rule to
“ me in valuing the Reversion, for our Books
“ have an Entry of 35 *l.* a Year.

I am, &c.

“ WILLIAM CHAPPLE.”

If Mr. *Chapple* had thought, that Mr. *Scott*
had been going to cheat himself, in making
his Estate of 3 *l.* 5*s.* *per Ann.* less Value, on
Account of the House, he would have in-
formed him of it, and not have countenanced
such a Fraud,

In

In this and Mr. *Pitfield's* Case, as I was guided in my Opinion of the clear Income of the Estates, by the Gentlemen, who had possesst them several Years, I thought my *Opinion well founded*, tho' Mr. *Chapple*, in his Advertisement, says, "Mr. P——, if he had pleased might " have let his Estate for half its Value," and so might Mr. *Scott* ; but no one will believe, that both did not make as much as possible of their Estates.

I beg my Readers to attend to this, which Mr. *Jeffery* will say, is a Case in Point ; suppose this had been only a verbal Representation of Mr. *Scott's*, and he had been offered 25 *l.* a Year for his Estate, after making a verbal Agreement with me for 18 *l.* a Year, and had had an Inclination to break the Bargain : What a fair Pretence would he have had ? He might produce the Testimony of Mr. *Chapple* and Mr. *Sarell*, to prove, that *I intended to cheat him*, and a much better Foundation would he have had for his Accusation than Mr. P—— pretends to, for in this Case Mr. *Sarell* actually represents the Outgoings three Pounds less than Mr. *Scott* does, and Mr. *Chapple* two Pounds less. It would have availed little for me to urge, that Mr. *Scott* said to me, he never made more than 18 *l. per Ann.* for Mr. *Scott* might deny (just as Mr. P—— did) that he ever gave me any Account of the clear Income of his Estate : And tho' Mr. *Chapple* makes the clear Income of Mr. *Scott's* Estate 7 *l.* 5 *s.* more than

than Mr. *Scott* does; yet no Crime was imputed to me for disregarding Mr. *Chapple's* Account.

If Mr. *Chapple* had acted in the same Manner by Mr. *Pitfield*, as he did in my Treaty with Mr. *Scott*, the Case would have stood thus:—

	£.	s.	d.
The Rent of the Estate, according to Dr. <i>Andrew's</i> Account. }	61	0	0
The Outgoings as stated by Dr. <i>Andrew</i> — — }	26	14	4
The Annuity required — —	34	5	8
Or suppose the Rent had been according to Mr. <i>Chapple's</i> own reduc'd Value, viz. }	57	6	8
And the Outgoings the same —	26	14	4
The Annuity required would then be — — — }	30	12	4

How comes it, in the Name of common Sense, that this Annuity should be reduced to 24*l.* 2*s.* 9*d.*? This is wholly unaccountable, but by Mr. *Chapple* himself, who candidly owned, both to Mr. *Dicker* and me, that “ He was ill and did not know what he was “ about when he made the Calculation;” and indeed his Calculation appears more like the Reverie of a sick Man, than the Work of a judicious, clear-headed Calculator.

Mr.

Mr. *Pitfield* having frequently said, " if I
 " could clear up the first Article in *Chapple's*
 " Calculation, to any Person's Satisfaction, he
 " would ask my Pardon for what he has said a-
 " gainst me," I must beg *any Person* to read at-
 tentively this first Article in *Chapple's* Calculati-
 on, and then say, whether I could really think of
 separating the House from the Gardens, wheth-
 er I should not suppose them to be always te-
 nanted, or always vacant together, and whe-
 ther I could think of allowing the Gardens to
 produce a clear Rent of 3 *l.* 13 *s.* 4 *d.* yearly,
 while the House was void, and more espe-
 cially as Mr. *Pitfield* assured me, that during
 the two Years, that the House had been va-
 cant; he paid at one Time, to a Gardener
 for the Work in his Gardens at *Alphington*,
 Ten Pounds.

All I will add further on this Article, is,
 that I gave Mr. *Chapple* no Directions; (ex-
 cept those contained in the Paper I gave him)
 but that he should correct any Errors that I
 might have committed.

The Moment Mr. *P*—— objected to *Chap-
 ple's* Calculation, I said it should not stand and
 begged it might be reconsidered: It was not
 possible for me to do more to avoid *Censure*
 and prevent Disputes; and it has always been
 both my Principal and Practice, " As much
 " as lieth in me to live peaceably with all
 " Men."

All I replied to this very ungenerous and unjust Treatment, was, that I hoped he would get a good Price for his Estate at the Survey, which he said he would have, and in return Mr. P—— added, if I thought proper, that I should have the Preference.

As a further Proof of Mr. *Chapple's* Inattention, or Ignorance, I must beg Leave to mention, the Bargain he made with Mr. *Crofs* for this very Estate.

Mr. P—— told the Referees, that Mr. *Chapple* had sold the Reversion for 120*l.* Mr. *Sarell* the Reeve said, that at the Time when Mr. *Crofs* bought the Reversion, or soon after, the Estate was let for 92*l. per Ann.* Now Mr. *Chapple*, I do affirm, that you have not paid a proper Regard to your *Master's Interest* in this Fine.— In *Jan.* 1757, when three Lives subsisted on the Estate, and when you made the Outgoings to be less than 20*l. per Ann.* as appears by your Calculation, you estimated the Value of it only at 600*l.* But after near three Years, when one of the Lives was lost, and when the Outgoings, according to Mr. P——'s own Account, as sent to you for a 2d Calculation, amounted to 23*l. 15s. 4d. per Ann.* Did Mr. *Crofs* give 600*l.* for it. This I say ought to have roused your Attention, and have made you look a little more narrowly into the Value of the Estate before you fixed your Fine. This is worthy of the Consideration of Sir *William Courtenay*, for I don't doubt, but many such Instances of your
 Igno-

Ignorance or Inattention, may be produced, or else three *such* could hardly have fallen under the Inspection of Mr. *Jeffery*.

I fancy in Mr. C—'s Books, Mr. P—'s Estate, is valued in 40 *l.* per Ann. and for that Reason it was, that he demanded only 120 *l.* for the Reversion, which, surely must be worth three Years Purchase, after two Lives of 53, and 55, and one of them in a very declining Condition, in the Judgment of the Brother, who is a very *ingenious* Apothecary.

I doubt much, that these same Books led Mr. C— into an Error, when he estimated the Value of the Estate, only at 350 *l.* for I am sure my *Instructions* could not do it.

In the Year 1757, Mr. C— reckoned the House and Gardens of no Value, but rather as an Injury to the Estate, as appears by the above Calculation, which was made for Mrs. *Ilbert*. In the Year 1759, when he valued the Estate, at M. P—'s, and my Request he did the same; and, about two Months afterwards, when he estimated the Estate for Sir *William Courtenay*, the real Value of it must be greatly sunk, by the Means of the House, or else he would not have set such a moderate Fine, as 120 *l.* for the Reversion.

All this, being literally true, Mr *Chapple* acted a very disengenuous Part, in making Sir *William Courtenay* believe, that I sunk the Value of the Estate, 6 *l.* per Ann. by saying, *the House may frequently lie vacant; or, if I*

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had

had actually said, "that the House had been untenanted half the Time," (as *Chapple* affirms) that would not have made so great a Difference in the Value of the Estate.

I have said, that Mr. *P*— and his Witnesses have not paid a proper Regard to Truth, and I think I have fully proved my Assertion, in regard to Mr. *P*—— himself, Counsellor *J.* Mr. *Chapple*, and *Tom Sarell*, the Reeve.

The only remaining Witness is *R. Houghton*, under whose Hand Mr. *P*—— produced a Paper, that the Referees give the following Account of, *viz.*

" It appeared to be a Certificate, under
" his Servant *Houghton's* Hand, that by
" *Searle's* Books, it appeared, Mr. *P*——'s
" House at *Alphington*, Out-houses, and
" Walls, in the Thatching Way for 11 Years,
" cost only 24*l.* 8*s.* which on an Average is
" 2*l.* 4*s.* 4*d.* a Year."

When I asked Mr. *P*——, if in the Sum of 2*l.* 4*s.* 4*d.* was included all the Expence he had been at for Reed, he assured me it was, I then asked, why he had not produced the Thatcher *Searle* himself, his Reply was, " That the Man was dying." Being certain that there must be some Fallacy in this Account; I went to *Searle's* House, and found him dying; but I talked with his Son, who assured me, " That Mr. *P*——'s Account
" was false," and as a Proof of it, produced his Father's Book, by which it appears, that he charges very trifling Sums for Reed, " Mr.

" *Sbellibeer*

“ *Shellibeer* supplying the rest,” as appears by a Memorandum in this very Book, under *Searle’s* Hand, which must be supposed to have escaped the Observation, both of Mr. *P——* and *Richard Houghton*; but which is extremely legible, and fully confutes this boasted Evidence; and whoever looks over this Book, (which Mr. *P——* had in his Custody some Days) cannot avoid seeing this Memorandum of *Searle’s*.

However, to treat Mr. *P——* in his own Way, I will rest the Issue of the Affair, on his taking his Oath, that he paid no more in the Thatching Way than 2*l.* 4*s.* 4*d.* a Year, during the last eleven Years, and that the Account delivered by him to the Referees, and signed *Richard Houghton*, is true and genuine, according to the best of his Knowledge and Belief.

But, as a further Proof of the Falshood of this Representation, I must quote the Testimony of Mr. *Dicker* and *Searle*, as taken by the Referees.

“ *Searle* a Thatcher, said, that was he to find all Things for Thatching the Premises for 20 Years, he thinks they would come to 5*l.* a Year; and said he had worked on the Estate as a Thatcher for Mr. *Pitfield*.

“ Mr. *Dicker* added, that he thought no one could keep the Houses, Walls, Gates, Bars, (especially, as there is an Apple-Pound) in Repair, under 8 or 9 Pounds a Year; and that he thought the Thatching

“ ON

“ on Mr. P——’s Estate was as much as on
 “ his own, and that he would give 5*l.* a Year,
 “ to defray that single Article.”

I think Mr. P—— would have held such Hypocrisy and Falshood as this, in the greatest Detestation some Time since: But what may not a Person say, when he has abandoned Truth, as Mr. P—— appeared to the Referees to have done, “ In denying *absolutely*,
 “ during three Days, that he knew any Thing
 “ of the second Materials sent to *Chapple*,”
 and afterwards *owning*, that “ He dictated
 “ every Article of them?”

If Mr. P—— will take his Oath, that he never said to me, nor any one else, that he did not make four *per Cent. per Ann.* of the Money he paid for this Estate, which was 800*l.* and that (*bonà fide*,) he made 32 *l.* per Ann. of it, (*communibus Annis*) during the Seventeen Years that he held it, I will ask his Pardon.

The World will wonder, if all I say be true, how it happens, that Gentlemen of such *upright* Characters, could act such an *unjust* Part.

In Answer to this Mr. *Jeffery* had acted in a Manner unworthy of his Profession, in sending Mr. P—— to my House, at nine o’Clock at Night, with his Compliments to beg, that I would just let him have a Sight of *Chapple*’s Calculation, alledging that he had never had it in his Custody: But Mr. P—— says, “ He
 “ had left it with him several Days before that
 “ Time, for his Opinion, and that he advised
 “ him to break the Bargain.” Mr.

Mr. *P*—— wanted to break the Bargain, because he had been offered Six Hundred Pounds for his Estate.

Mr. *Chapple* wanted to justify his Calculation, because Mr. *Jeffery* said “ It was extremely “ inaccurate, and he had seen two or three, of “ the like kind made by him;” and, Mr. *Chapple* being desirous that this should not rise up in Judgment against him, affirms, he can vindicate it, “ by the *verbal* Instructions I gave “ him, if not by those that he had from me “ in Writing.”— These were their Motives for the Falshood they persisted in, during 15 or 16 Months, and the World was convinced all they affirmed was true, as I never said one Word, in my own Justification. — Indeed, as this was a private Transaction between Mr. *P*——, and me, unless he confessed the Truth, I could never justify my Proceedings; and this I could never get him to do, till *January* 5, 1761, when the Reverend Mr. *Wright*, of *Barum*, who had been a most sincere Friend to me, more than Twenty Years, waited on him, at my Request, with a View to reconcile all Matters in Controversy between us, had it been possible; and at his Return, gave me a Paper, from which, this is a faithful Extract.

January 5, 1761.

“ Mr. *Pitfield* acknowledged, that he never “ made, he believed 35*l.* *per Ann.* of his “ Estate, as he had told the Doctor.

“ J. WRIGHT.”

On

On this I shewed the Paper of Instructions I gave Mr. *Chapple*, by which, as my Account agreed exactly with Mr. *Pitfield's*, Mr. *Wright* was fully convinced of the Iniquity of the following Charge; which, also he gave me in Writing from Mr. *Pitfield*, viz.

“ I charge the Dr. with an Intention to
 “ purchase my Estate at an Under-value, and
 “ for that Reason, giving Mr. *Chapple* a Pa-
 “ per of the Outgoings, every Article of
 “ which was false. Is it not plain Proof of
 “ his Intention to *cheat me*, when not one
 “ Article is true, but all above the real Value.”

This is the Charge that had been industriously propagated without the least Reply to it, and I find, when an Evil Impression is made, that it is extremely difficult to efface it.

As I thought it so necessary for Mr. *P—*'s Honour, that *his* Part of this Transaction should be concealed: I was amazed to hear that he had waited on Lady *Frances Courtenay*, and had cast most *base* and *bitter* Reflections on my Character and Conduct. As this was a private Transaction between Mr. *P—* and me, I had no Opportunity of vindicating my Character, and consequently said nothing in my Justification, till Jan. 5th, 1761, when the Rev. Mr. *Wright*, of *Barum*, who had been my intimate Friend more than 20 Years, artfully wormed the Truth out of Mr. *P—*, (as he says) and thereby blew up his whole Plot. The most bitter Invectives do Mr. *P—* and his Friends pour forth against Mr. *Wright*

Wright for his Zeal to serve me, and rescue injured *Innocence* from the Hands of Falsehood and Treachery.

But whatever Aspersions Mr. *P*—— casts on Mr. *Wright*, reflect Discredit upon himself, in not sooner ingenuously confessing the Truth.

Being furnished with most excellent Materials by the Friendship of Mr. *Wright*, I laid all my Papers before three of the most eminent Council in this County, who not only “ approved of my Defence, but recommend-
“ ed a Vindication;” in Consequence of which a Reference was held, and Mr. *Shapleigh*, who was one of the Referees, has given his Opinion as fully and as clearly in my Favour, as Words can possibly express it; which, together with all the Proceedings shall be published, if there should be found any Person of Credit that condemns me, after impartially considering this Tract; as also the Advertisements printed on the same Subject.

I have said a good deal of Mr. *Jeffery*, as he was the primary Cause of the Quarrel. He persuaded Mr. *P*—— to break the Bargain, contrary to the Dictates of Honour and Conscience. He sent Mr. *P*—— from the *Globe*, at nine o’Clock at Night, with a treacherous Message, in order to decoy the Calculation out of my Hands, well knowing, (as I suppose) that while I retained it, I might have made Use of it as a Plea, to compel him to fulfil his Bargain. Let me ask you Mr. *Jeffery*, what Offence have I ever given you, that

that could induce you to act in a Manner so much below the Character of a Councillor! a Man of Honour, and *a Christian!*

Pride, Passion, and Prejudice, apart: Let me ask you Mr. P——, as you and I had lived in the greatest Friendship, for near 20 Years, how you came from being, as I thought, a sincere Friend, both to me and my Family, the most *bitter* Enemy; certain I am, that I had been during that Time *a most sincere Friend* to you; surely a Mistake of only 12s. 6½. in my Representation to C——, (and that too compensated by other Articles, which are too low) which is all that you can with Truth and Justice, lay to my Charge, could not be a sufficient Reason for all the unparalled Abuse you have loaded me with.

C—— says, "Truth will ultimately be victorious," so I hope it will; armed with *that* only, absolutely destitute of all foreign Aid, (for I have formed no Parties, and have enter'd into no Cabals) the two principal Heroes of this Scene, are already driven off with Shame, and the remaining Person being only an Under-Actor, I shall permit quietly for the present, to "fret and sweat his Hour upon the Stage."

Let me ask you Mr. Pitfield, how could you dare to wait on Lady Frances Courtenay, Oct. 11th, 1759, and represent me as *a Cheat*, seeing it appears plainly, by the Declaration you made to Mr. Dicker, Sept. 14. 1759, that you did not believe it?

How could you Mr. *Chapple*, dare to make Sir *William Courtenay* believe, that I sunk the Estate 6*l. per Ann.* by my Representation of the Vacancy of the House, seeing it appears plainly, both by your Calculation, and by your own Confession to the Referees, that you knew it was not true?

It is reported, that Sir *William* and Lady *Frances Courtenay*, condemn me on Account of this Transaction with Mr. *Pitfield*. If this is true, it must be owing to the Falshood of Mr. *Pitfield* and Mr. *Chapple*, and to their having never seen my Defence.

But surely Persons of *their* Goodness, Candour, and Integrity, can condemn no Man *unheard*, much less one that has the Honour of being so nearly related to them, and to whom they have constantly shewn the greatest Marks of Esteem, during twenty Years.

Mr. *Pitfield* must have a strange Propensity to Quarrel and Disputation, or from such a trifling Cause, he could not raise such a Clamour.

What Occasion was there to acquaint the whole Town and Country, that he had been in Treaty with me for his Estate, and that the Bargain had been frustrated by the Advice of Counsellor *Jeffery*?

All that past between us might have been buried in Oblivion, and especially as I never did cast the least Reflection on Mr. *Pitfield*'s or Mr. *Jeffery*'s Behaviour, which very justly I might have done.

All I will add further is, that any Person may see the original Papers, from whence the above Quotations are taken.

JOHN ANDREW,

P. S. I should have said nothing more to Mr. *Chapple* at present, if I had not seen this Line in the *Exeter Chronicle*.

“ *Chapple* commends, and *Chapple* will not lie.”

In reply to this, I beg what follows may be attended to.

EXETER, *April 22d, 1761.*

“ I never denied, but always affirmed,
 “ (whether under my Hand, or *vivâ voce*)
 “ that I knew Mr. *Pitfield's* was the Estate
 “ that the Dr. wanted to have valued: 'Tis
 “ true he brought *one Witness* to attest, that
 “ he had heard me say something like what
 “ he (the Doctor) had charged me with; but
 “ this Witness, on better Recollection, de-
 “ clared the contrary, and convinced the Re-
 “ ferees, that he had mistaken my Meaning.

“ WILLIAM CHAPPLE.”

The Fallity of the above Assertion I am now to prove.

Among my Memorandum Papers, I find the two following :

October 20th, 1759.

This Day I asked Mr. *Chapple*, why he had not corrected any Error that was in the Paper

I gave him, for calculating the Value of Mr. *Pitfield's* Estate, "so I should," replied *Chapple*, "if I had known for whose Estate the Calculation had been intended, but I never knew it was for Mr. *Pitfield's*, any more than for one in *Utopia*."

October 12, 1760.

This Morning Mr. *Walker*, Apothecary told me, that *Chapple* said to him, if he had known that the Calculation he made had been intended for Mr. *Pitfield's* Estate, it would have been more correct, or accurate, for that he had before made a Calculation for that Estate, to which he would have had Recourse, but he made a Calculation for an Estate in *Utopia*, for what he knew, and was led into Errors by my Representation, or Instructions.

January 4th, 1761.

"Mr. *Walker* acknowledged this to have been the Conversation with Mr. *Chapple* in my Hearing. " J. WRIGHT."

Mr. *John Heath* told me, "That Mr. *Chapple* said to him, he did not know for whose Estate he made the Calculation."

The above Testimony, Mr. *Pitfield* himself confirmed, Jan. 2d, 1761, to Mr. *Wright*.

In Regard to Mr. *Walker*, who was the one Witness that Mr. *Chapple* treats with so much Contempt, I will quote the Testimony of the Referees.

"Then Mr. *Walker* was called, who did ad-
" mit

“ mit he had told the Dr. he apprehended
 “ *Chapple* told him, he did not know for what
 “ Estate he made this Calculation.”

Unless the Persons just mentioned are all
 Liars, it is plain *Chapple will lie.*

It is now some Months since I said Mr.
Jeffery and Mr. *Pitfield* did not pay a proper
 Regard to Truth: They have hitherto patient-
 ly submitted to this ignominious Charge; by
 which it is evident, that *my Reflections* are well
 founded, and consequently that they have
 acted a base iniquitous Part.

I cannot conclude without making these two
 Remarks, viz. 1st. Mr. *Pitfield* would not have
 persisted in denying, that he knew any Thing
 of my second Materials, which were sent to
Chapple, even to the Risk of his Salvation, if
 he had not been certain, that the Authenticity
 of them being established, the Falshood of
 himself, as well as of his Friends *Jeffery* and
Chapple would be demonstrated most clearly.
 —2dly, It is very strange, that Mr. *Pitfield*
 could produce no one to contradict, what *my*
Witnesses affirmed, except his poor Pounder
Richard Houghton, who I am satisfied would
 not have given his Attestation to such palpable
 Falshood, as appear'd in his Hand-writing,
 if he had not been under undue Influence, and
 I much fear, that the like Excuse may be given
 for the Evidence of *Tom Sarell*, the Reeve of
 the Manor.

F I N I S

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